



TCN
WORLDWIDE
REAL ESTATE SERVICES



AVAILABLE SF

6,017 SF

SALE PRICE

\$349,900

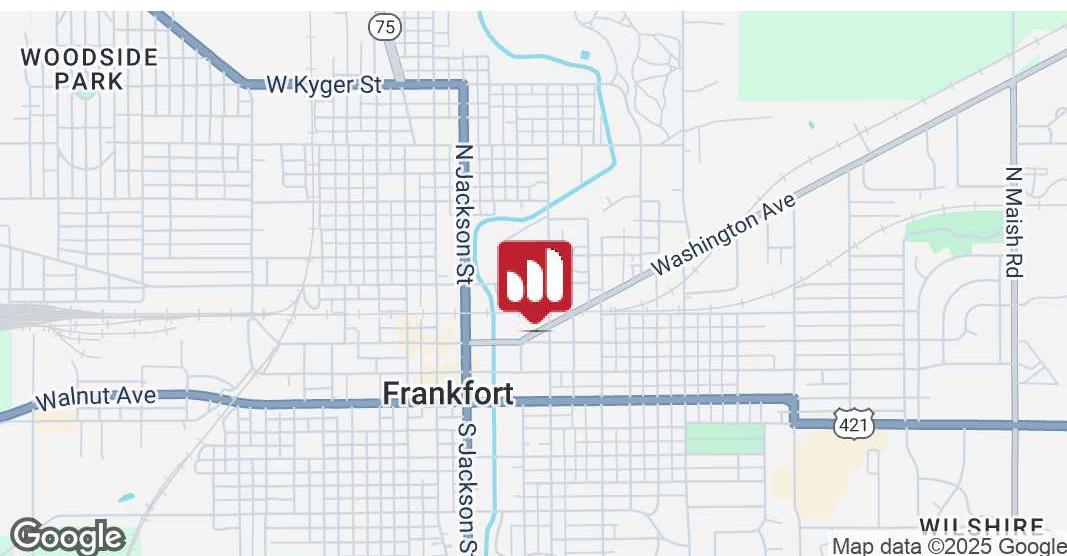
PROPERTY HIGHLIGHTS

- Unique building, w/ lots of potential
- Could be converted to office, retail, industrial/flex, or multifamily
- Two stories, w/ two drive-in doors
- Great location, close to Downtown Frankfort & w/in the Historical District

FOR SALE

408 E.
WASHINGTON
ST.

Frankfort, IN 46041



SAM GARVIN

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PROPERTY DESCRIPTION

This property could be converted to office, retail, industrial/flex, or multifamily. It also has a ~2,000 SF church adjacent to the main building. The main building is ~4,000 SF on the first floor & ~2,000 SF on the second floor. Lots of potential!!

LOCATION DESCRIPTION

Located less than one mile from the 'square' in downtown Frankfort, IN. This unique building is also located in the Historic District and surrounded by several local businesses & amenities. Approx. 45 miles northwest of Indianapolis.

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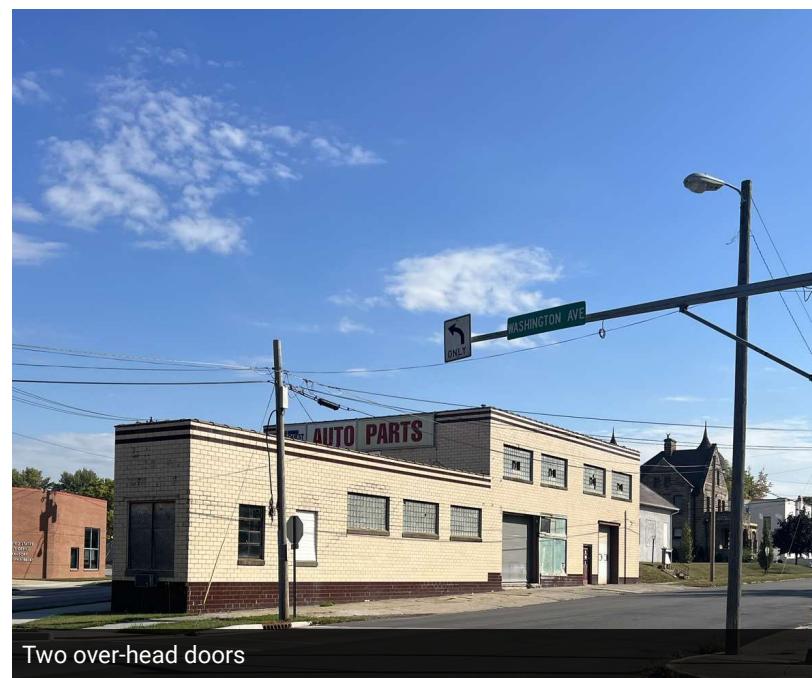
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Located close to Downtown Frankfort



Adjacent church



Two over-head doors

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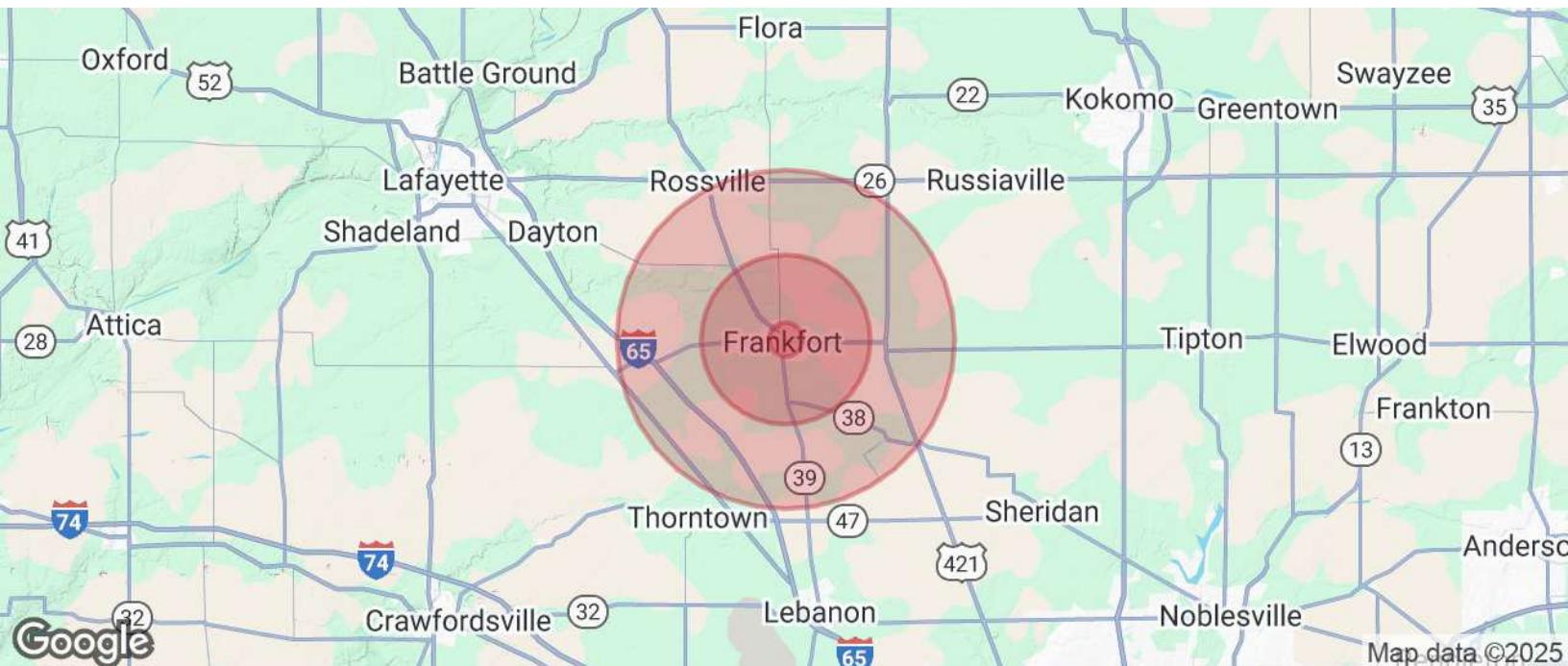
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,525	18,126	28,078
Average Age	34.7	36.7	37.0
Average Age (Male)	34.7	35.5	36.0
Average Age (Female)	36.4	39.1	39.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,065	7,875	11,765
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$47,828	\$51,392	\$58,419
Average House Value	\$86,365	\$100,542	\$120,424

2020 American Community Survey (ACS)

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